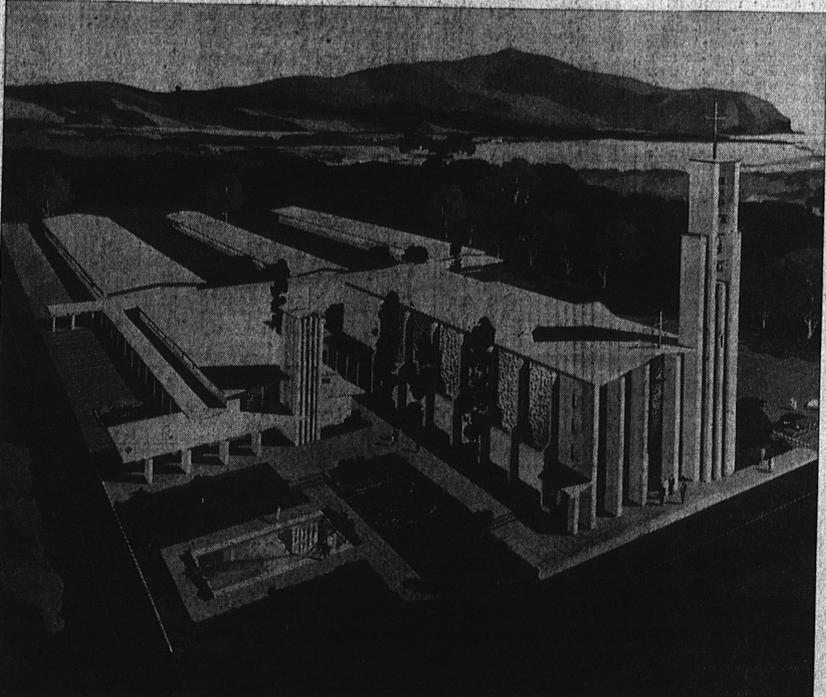


TORRANCE CONTINUES LEADERSHIP IN SOUTHERN CALIFORNIA GROWTH



More than 2000 New Homes Started Here During First Nine Months of This Year

Torrance's growing reputation as a boom town will suffer none at the hands of building statistics clerks this year. During the first nine months of 1953, the total value of new construction approved by the city building department has soared over the \$20 million mark and is well on its way to \$30 million—approaching a mark that doubles all previous records. It is the fastest growing city in Southern California.

Largest single factor in the 1953 spurt of building here has been the rush of developers to subdivide the large tracts of open land in the city to take care of the increasing demand for housing in this part of Southern California.

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Torrance Outgains South Bay Cities in Building

After a record-breaking six months of building during 1953 which shot the total figure for the South Bay area considerably ahead of the all-time records established in 1952, slower activity has eaten up practically all the gain. At the end of September value of building in the area was estimated at \$39,974,137, against \$39,928,519 chalked up in the first nine months of last year.

Torrance and Palos Verdes are the only two of the five South Bay communities which are experiencing continuing building booms. In Torrance, September building amounted to \$300,000 more than the same month in 1952 while Palos Verdes, 20 new homes permitted during the month beat out the 1952 figure by \$140,000.

The breakdown:

	Sept. 1953	Sept. 1952	Year So Far	Last Year Same Per.
Torrance	2,574,847	\$2,262,242	\$22,146,527	\$15,194,458
Redondo	363,944	2,533,946	6,386,309	11,012,098
Manhattan	358,930	588,370	5,690,201	7,571,105
Hermosa	128,979	382,783	2,334,450	3,256,558
Palos Verdes	420,400	274,500	3,416,650	2,894,300
Totals	\$3,845,100	\$6,041,841	\$39,974,137	\$39,928,519

CONSTRUCTION STARTED . . . Members of the First Lutheran Church broke ground recently for the first unit of this new office at Carson St. and Flower Ave. When completed, the church will include a large main sanctuary, ample classroom units for Sunday School classes, and a Christian day school. The present church at Acacia and Sonoma has been sold.

Building Inspector Gives Code History

By JAMES S. DRESSER

City Building Inspector . . . Basic building regulations and restrictions are for public protection of life, health, and property.

Five thousand years ago, the common custom of growing figs on the roofs of buildings created the structural problem of live and dead load as we know it today.

The drastic laws of the King of Babylon, approved 2000 years before Christ, exacted the death penalty on the builder if a house collapsed killing the owner.

When God told Noah to build himself an Ark of Gopher wood and prepare for the great flood, biblical history relates that God gave Noah the first Building Code to cover the most important of all housing projects. When Solomon built the Temple, he followed the building laws handed down by his father, David.

Greek building laws as early as 481 B.C. established inspection of building and a modified form of reinforced masonry. Roman building laws specified ample space around houses for light and ventilation.

Before the burning and rebuilding of Rome in 64 A.D., there is evidence that serious attention was given to design buildings and laws to make certain that structural and fire safety were considered.

The Henry Fitz-Elwynes Building Code of 1189—the earliest English building act—specified regulations on the use of streets, rules of markets, local assessments, and taxes.

As the Greek and Roman building laws set the basis for English and French statutes on the matter, so did the English laws form the basis for the Colonial and American building laws.

The first building-law on record in the United States was passed in the Dutch city of New Amsterdam in 1625 and consisted of rules regulating the types, locations, and roof coverings of homes. Wooden and plaster chimneys were prohibited in New York as early as 1648.

From 1800 to 1900, conflagration scoured 11 American cities to destroy an untold number of lives and \$600 million worth of property. In the same period, plague in various forms visited practically every population center in the country, plague brought on by overcrowding, and by nonconformance to fire, building, zoning, and sanitary laws.

Early Los Angeles, a sprawling Spanish Pueblo, felt little need for building laws as dried adobe brick was the favorite building material. It provided thick, cool walls, and a good measure of fire resistance.

The severe earthquake in Southern California in March, 1933, brought about a need for building code revisions. Earthquake calculations were required by the State of California under the Field Act on commercial buildings.

The Uniform Building Code (adopted for use by the City of Torrance) is widely used in 11 Western states, Western Canada, and Hawaii. This code is constantly being revised to incorporate new building materials as well as health and safety conditions.

In recent years, Torrance has experienced phenomenal building activity that has taxed the city's Building Department to the utmost. Building permits for this year have reached a total of nearly \$24,000,000. This includes industrial, dwellings, commercial buildings, and new school construction.

With a minimum of personnel and limited office space, building applications are being processed through with greater efficiency and in less time than in other areas.

Torrance, due to its geographical location, undeveloped land area, and ideal living conditions may expect to continue to enjoy unprecedented growth for a Greater Torrance.

BUSY SHOPS . . . The bustling Pacific Electric shops here are busy the year around repairing the company's rolling stock. The shops were set up here shortly after the founding of Torrance and have been one of the city's main industries since that time.

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or MItcalf 3-1169

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Building Chart

22	\$ 337,380
23	1,792,598
24	945,141
25	356,475
26	457,885
27	2,119,923
28	1,609,979
29	606,428
30	417,887
31	102,690
32	789,898
33	637,811
34	138,782
35	294,503
36	453,978
37	1,066,057
38	3,143,873
39	591,553
40	421,417
41	804,397
42	7,697,764
43	4,771,960
44	676,530
45	3,924,575
46	3,066,964
47	7,289,388
48	7,979,835
49	7,295,905
50	16,069,783
51	12,805,814
52	18,487,232
53 (9 mos.)	22,146,537